

056.A

0013

0005.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

235,200 / 235,200

USE VALUE:

235,200 / 235,200

ASSESSED:

235,200 / 235,200



PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
13		OLD COLONY LN, ARLINGTON

OWNERSHIP

Unit #: 5

Owner 1:	OLD COLONY REALTY PARTNERS LLC
Owner 2:	
Owner 3:	

Street 1: 60 PLEASANT ST #G12

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: N

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: CARR DAVID W/EXECUTOR -

Owner 2: ESTATE OF DAVID P WILFERT -

Street 1: 4 NEWMAN WAY

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1965, having primarily Brick Exterior and 605 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 3 Rooms, and 1 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R5	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	6039																

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
102		0.000	235,200			235,200			
Total Card		0.000	235,200			235,200	Entered Lot Size		
Total Parcel		0.000	235,200			235,200	Total Land:		
Source:		Market Adj Cost		Total Value per SQ unit /Card:	388.76	/Parcel: 388.7	Land Unit Type:		

Parcel ID: 056.A-0013-0005.0

!4800!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	228,600	0	.	.	228,600	228,600	Year End Roll	12/18/2019
2019	102	FV	210,400	0	.	.	210,400	210,400	Year End Roll	1/3/2019
2018	102	FV	174,300	0	.	.	174,300	174,300	Year End Roll	12/20/2017
2017	102	FV	162,200	0	.	.	162,200	162,200	Year End Roll	1/3/2017
2016	102	FV	162,200	0	.	.	162,200	162,200	Year End	1/4/2016
2015	102	FV	153,000	0	.	.	153,000	153,000	Year End Roll	12/11/2014
2014	102	FV	147,100	0	.	.	147,100	147,100	Year End Roll	12/16/2013
2013	102	FV	147,100	0	.	.	147,100	147,100		12/13/2012

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CARR DAVID W/EX	61727-310		5/2/2013	Mult Lots	20,035,000	No	No		
WILFERT DAVID P	61727-289		5/2/2013	Mult Lots	99	No	No		
	18249-339		6/1/1987			No	No	N	

BUILDING PERMITS

ACTIVITY INFORMATION

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/11/2017								
5/6/2000								

Sign:

VERIFICATION OF VISIT NOT DATA

/ / /

APPRAISED:	Total Card / Total Parcel
USE VALUE:	235,200 / 235,200
ASSESSED:	235,200 / 235,200

PRINT	Date	Time
	12/10/20	19:46:44
LAST REV	Date	Time
	04/26/18	11:44:25
	mmcmakin	
	ASR Map:	
	Fact Dist:	
	Reval Dist:	
	Year:	
	LandReason:	
	BldReason:	
	CivilDistrict:	
	Ratio:	

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 7	- Condo Garden			Full Bath: 1	Rating: Average			Building Number 13.											
Sty Ht: 1	- 1 Story			A Bath: 1	Rating:														
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating:														
Foundation: 3	- Brick or Stone			A 3QBth: 1	Rating:														
Frame: 2	- Steel			1/2 Bath: 0	Rating: Average														
Prime Wall: 7	- Brick			A HBth: 1	Rating:														
Sec Wall: 1	%			OthrFix: 1	Rating:														
Roof Struct: 2	- Hip			OTHER FEATURES															
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Average			1st Res Grid Desc: Line 1 # Units: 1											
Color: BRICK				A Kits: 1	Rating:														
View / Desir: N	- NONE			Fpl: 0	Rating: Average														
GENERAL INFORMATION				WSFlue: 1	Rating:														
Grade: C	- Average			CONDOS INFORMATION				Level FY LR DR D K FR RR BR FB HB L O											
Year Blt: 1965	Eff Yr Blt:			Location: F	- Front														
Alt LUC:	Alt %:			Total Units: 1															
Jurisdict:	Fact: .			Floor: 2	- 2nd Floor														
Const Mod:				% Own: 0.552500010															
Lump Sum Adj:				Name: 24 - 6039															
INTERIOR INFORMATION				DEPRECIATION															
Avg Ht/FL: STD				Phys Cond: AV	- Average							30. %							
Prim Int Wall: 2	- Plaster			Functional: 1				0											
Sec Int Wall: 1	%			Economic: 1				0											
Partition: T	- Typical			Special: 1				0											
Prim Floors: 4	- Carpet			Override: 1				0											
Sec Floors: 1	%			Total: 30.6			0												
Bsmnt Flr:				CALC SUMMARY															
Subfloor:				Basic \$ / SQ: 320.00															
Bsmnt Gar:				Size Adj: 1.49173546															
Electric: 3	- Typical			Const Adj: 1.06018400															
Insulation: 2	- Typical			Adj \$ / SQ: 506.085															
Int vs Ext: S				Other Features: 32712															
Heat Fuel: 3	- Electric			Grade Factor: 1.00															
Heat Type: 6	- Elec Base/B			NBHD Inf: 1.00000000															
# Heat Sys: 1				NBHD Mod: 1															
% Heated: 100	% AC: 100			LUC Factor: 1.00															
Solar HW: NO	Central Vac: NO			Adj Total: 338893															
% Com Wall	% Sprinkled:			Depreciation: 103701															
MOBILE HOME				Depreciated Total: 235192															
Make: [] Model: []				Serial #: []	Year: []			Color: []											
SPEC FEATURES/YARD ITEMS				PARCEL ID				056.A-0013-0005.0											
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value	
More: N	Total Yard Items:				Total Special Features:				Total:										